

6885-773-055

200600011545
CLARK

200600011545 EXEMPT
INGRAM MOON
COUNTY CLERK
GREENWOOD COUNTY SC
10-18-2006 02:52 pm.
REC FEE: 10.00

TITLE NOT EXAMINED

Instrument Book Page
200600011545 1003 53

STATE OF SOUTH CAROLINA)
) **TITLE TO REAL ESTATE**
COUNTY OF GREENWOOD)

KNOW ALL MEN BY THESE PRESENTS, that we, **ROBIN P. SCOTT, JULIE P. BAGWELL, and TONI P. ARMSTRONG**, being residents of the State of South Carolina, for and in consideration of FIVE AND NO/100 (\$5.00) DOLLARS, and love and affection, to us in hand paid at and before the sealing of these presents by **SHIRLEY H. PRATT**, who is also a resident of the State of South Carolina, the receipt of which is hereby acknowledged, has granted, bargained, sold and released, and by these Presents does grant, bargain, sell and release unto the said:

SHIRLEY H. PRATT

HER HEIRS AND ASSIGNS FOREVER,

**all our interest in the following described property, believed to be
a full one-half interest:**

All that certain lot or parcel of land, with improvements thereon, situate, lying, and being in the County of Greenwood, State of South Carolina, and being shown and designated on a plat thereof made by Thomas C. Anderson, Sr., Inc., RLS, dated September 11, 1965 and recorded in the Office of the Clerk of Court for Greenwood County in Plat Book 15 at Page 13. According to said plat the within lot is also known as 200 Johnston Road and is bounded as follows: On the Northeast by Johnston Road for a distance of 100.0 feet, more or less; on the Southeast by other lands now or formerly of Julian P. Pratt for a distance of 200.0 feet, more or less; on the Southwest by other lands now or formerly of Julian P. Pratt for a distance of 100.0 feet, more or less; and, on the Northwest by other lands now or formerly of Julian P. Pratt for a distance of 200.0 feet, more or less. Referenced is craved to the aforesaid plat for a more complete description of metes, bounds, courses, and distances, and said plat is incorporated herein by reference.

This is the identical property conveyed to Shirley H. Pratt, Robin P. Scott, Julie P. Bagwell and Toni P. Armstrong by deed of distribution from the Estate of Julian P. Pratt dated September 29, 2006 and recorded in the Office of the Clerk of Court for Greenwood County in Deed Book 1003 at Page 49.

Tax Map No.: 6885-773-055

Grantee's Mailing Address: 200 Johnston Road
Ninety Six, SC 29666

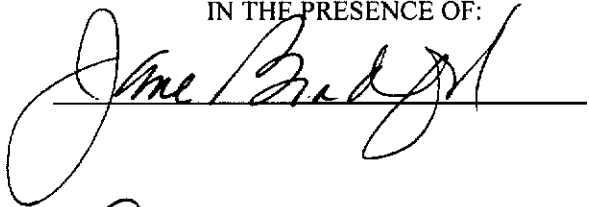
TOGETHER with all and singular, the Rights, Members, Hereditaments and Appurtenances to the said Premises belonging, or in anywise incident or appertaining.

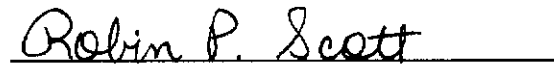
TO HAVE AND TO HOLD, all and singular, the said Premises before mentioned unto the Grantee, the Grantee's Heirs, Successors and Assigns forever.

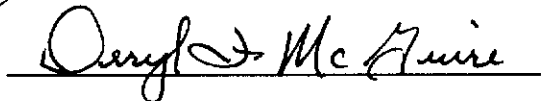
And the Grantors do hereby bind themselves and the Grantors' Heirs or Successors, Executors and Administrators to warrant and forever defend all and singular the premises unto the Grantee, the Grantee's Heirs, Successors, and Assigns against the Grantors and the Grantors' Heirs, and all persons whomsoever lawfully claiming or to claim the same, or any part thereof.

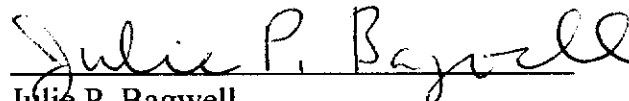
WITNESS our Hands and Seals as Grantors this 29th day of September, 2006.

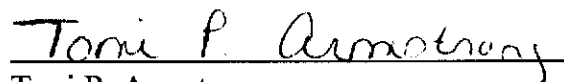
SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:


James B. Smith


Robin P. Scott


Douglas D. McQuire


Julie P. Bagwell

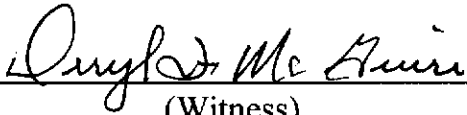

Toni P. Armstrong


STATE OF SOUTH CAROLINA)
)
COUNTY OF GREENWOOD)

PROBATE

PERSONALLY appeared before me the undersigned witness, who being duly sworn, deposes and says that (s)he saw the within Grantor, sign seal and as his/her act and deed, deliver the within written Deed; and that (s)he with the other witness whose signature appears above witnessed the execution thereof.

SWORN to before me, this 29th
day of September, 2006.


(Witness)

 (Seal)
Notary Public for South Carolina
My Commission Expires: 1-4-10

Deed Prepared By: Curtis G. Clark
 Attorney at Law
 Post Office Box 3045
 Greenwood, South Carolina 29648

STATE OF SOUTH CAROLINA)
)
COUNTY OF GREENWOOD)

PERSONALLY appeared before me the undersigned, who being duly sworn, deposes and says:

2. Property located at 200 Johnston Road, Ninety Six, bearing Greenwood County Tax Map Number 6885-773-055, was transferred by Robin P. Scott, Julie P. Bagwell, and Toni P. Armstrong to Shirley H. Pratt, on September 29, 2006. Check one of the following: The deed is

- (a) _____ subject to the deed recording fee as a transfer for consideration paid or to be paid in money or money's worth.
- (b) _____ subject to the deed recording fee as a transfer between a corporation, a partnership, or other entity and a stockholder, partner, or owner of the entity, or is a transfer to a trust or as a distribution to a trust beneficiary.
- (c) XX exempt from the deed recording fee because (See Information section of affidavit):
- (4) transferring realty in which no gain or loss is recognized by reason of Section 1041 of the Internal Revenue Code as defined in Section 12-6-40(A);
- (If exempt, please skip items 4 - 7, and go to item 8 of this affidavit.)

4. Check one of the following if either item 3(a) or item 3(b) above has been checked (See Information section of this affidavit.):

- (a) _____ The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of _____.
- (b) _____ The fee is computed on the fair market value of the realty which is _____.
- (c) _____ The fee is computed on the fair market value of the realty as established for property tax purposes which is _____.

5. Check Yes _____ or No _____ to the following: A lien or encumbrance existed on the land, tenement, or realty before the transfer and remained on the land, tenement, or realty after the transfer. If "Yes," the amount of the outstanding balance of this lien or encumbrance is: _____.

6. The deed recording fee is computed as follows:

- (a) Place the amount listed in item 4 above here: _____
- (b) Place the amount listed in item 5 above here: _____
(If no amount is listed, place zero here.)
- (c) Subtract Line 6(b) from Line 6(a) and place result here: _____

7. The deed recording fee due is based on the amount listed on Line 6(c) above and the deed recording fee is: _____

8. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as: Purchaser.

9. I understand that a person required to furnish this affidavit who wilfully furnishes a false or fraudulent affidavit is guilty of a misdemeanor and, upon conviction, must be fined not more than one thousand dollars or imprisoned not more than one year, or both.

Shirley A. Pratt
Responsible Person Connected with the Transaction

SWORN to before me this 29th
day of SEPTEMBER, 2006.

Gene Brandy
Notary Public for South Carolina
My Commission Expires: 1-4-10

SHIRLEY H. PRATT
Print or Type Name Here

INFORMATION

Except as provided in this paragraph, the term "value" means "the consideration paid or to be paid in money or money's worth for the realty." Consideration paid or to be paid in money or money's worth includes, but is not limited to, other realty, personal property, stocks, bonds, partnership interest and other intangible property, the forgiveness or cancellation of a debt, the assumption of a debt, and the surrendering of any right. The fair market value of the consideration must be used in calculating the consideration paid in money's worth. Taxpayers may elect to use the fair market value of the realty being transferred in determining fair market value of the consideration. In the case of realty transferred between a corporation, a partnership, or other entity and a stockholder, partner, or owner of the entity, and in the case of realty transferred to a trust or as a distribution to a trust beneficiary, "value" means the realty's fair market value. A deduction from value is allowed for the amount of any lien or encumbrance existing on land, tenement, or realty before the transfer and remaining on the land, tenement, or realty after the transfer. Taxpayers may elect to use the fair market value for property tax purposes in determining fair market value under the provisions.

Exempted from the fee are deeds:

- (1) transferring realty in which the value of the realty, as defined in Code Section 12-24-30, is equal to or less than one hundred dollars;
- (2) transferring realty to the federal government or to a state, its agencies and departments, and its political subdivisions, including school districts;
- (3) that are otherwise exempted under the laws and Constitution of this State or of the United States;
- (4) transferring realty in which no gain or loss is recognized by reason of Section 1041 of the Internal Revenue Code as defined in Section 12-6-40(A);
- (5) transferring realty in order to partition realty as long as no consideration is paid for the transfer other than the interests in the realty that are being exchanged in order to partition the realty;
- (6) transferring an individual grave space at a cemetery owned by a cemetery company licensed under Chapter 55 of Title 39;
- (7) that constitute a contract of sale of timber to be cut;
- (8) transferring realty to a corporation, a partnership, or a trust in order to become, or as a stockholder, partner, or trust beneficiary of the entity provided no consideration is paid for the transfer other than stock in the corporation, interest in the partnership, beneficiary interest in the trust, or the increase in value in such stock or interest held by the grantor. However, the transfer of realty from a corporation, a partnership, or a trust to a stockholder, partner, or trust beneficiary of the entity is subject to the fee even if the realty is transferred to another corporation, a partnership, or trust;
- (9) transferring realty from a family partnership to a partner or from a family trust to a beneficiary, provided no consideration is paid for the transfer other than a reduction in the grantee's interest in the partnership or trust. A "family partnership" is a partnership whose partners are all members of the family. A "family trust" is a trust in which the beneficiaries are all members of the same family. The beneficiaries of a family trust may also include charitable entities. "Family" means the grantor and the grantor's spouse, parents, grandparents, sisters, brothers, children, stepchildren, grandchildren, and the spouses and lineal descendants of any of the above. A "charitable entity" means an entity which may receive deductible contributions under Section 170 of the Internal Revenue Code as defined in Section 12-6-40(A);
- (10) transferring realty in a statutory merger or consolidation from a constituent corporation to the continuing or new corporation;
- (11) transferring realty in a merger or consolidation from a constituent partnership to the continuing or new partnership;
- (12) that constitute a corrective deed or a quitclaim deed used to confirm title already vested in the grantee, provided no consideration of any kind is paid or to be paid for the corrective or quitclaim deed;
- (13) transferring realty subject to a mortgage by the mortgagee whether by a deed in lieu of foreclosure executed by the mortgagor or deed pursuant to foreclosure proceedings;
- (14) transferring realty from an agent to an agent's principal in which the realty was purchased with funds of the principal, provided that a notarized document is also filed with the deed that establishes the fact that the agent and principal relationship existed at the time of the original purchase as well as for the purpose of purchasing the realty;
- (15) transferring title to facilities for transmitting electricity that is transferred, sold, or exchanged by electrical utilities, municipalities, electric cooperatives, or political subdivisions to a limited liability company which is subject to regulation under the Federal Power Act (16 U.S.C. Section 791(a)) and which is formed to operate or to take functional control of electric transmission assets as defined in the Federal Power Act.